



Invitation to Bid

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

HNS19 - 56

Project Address: 430 E. Todd Ln.		SAFE HOME CHARLOTTE
Call project manager for full address		LEADS SAFE CHARLOTTE
Bid Walk: 4/11/19 at 9:00 am		
Bid Opening: 4/18/19 at 2:00 pm		
Client Name: Ozbeth Gregory	Contact Number:	
Project Manager: Chuck Hitsman	Contact Number: 704-336 3495	

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Charles Hitsman(cell # 704-622 1685).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the



SAFE HOME
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NEIGHBORHOOD & BUSINESS SERVICES

above due date and time.

Company Acknowledgement:	
<p>The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at <u>430 E. Todd Ln.</u> to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:</p> <p><i>All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:</i></p> <p style="text-align: right;">Dollars (\$ _____)</p>	
<i>Written total</i>	
Specs Dated: 02/27/2019	Number of Pages: 7
Addenda # 1 Dated:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:
Project Start Date:	
Completion Deadline:	

<i>Please Print and Sign:</i>	
Company Name/Firm:	
Authorized Representative Name:	
Signature:	Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Charles Hitsman
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336 3495
Fax: (704) 336-3489



Instructions to Bidders

Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



SAFE HOME
CITY OF CHARLOTTE
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- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement
 - Itemized Work Sheet
 - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services

600 E. Trade Street

Charlotte, NC 28202

(704) 336-7600

Property Details

Address: 430 E Todd Ln
Charlotte, NC 28208

Owner: Ozbeth Gregory

Owner Phone: Cell: (704) 604-2682 xdaughter

Structure Type: Single Unit

Program(s): Tested- HAS LEAD

Square Feet: 1275

LeadSafe 2016

Year Built: 1955

Healthy Homes LBP 2016

Property Value: 70500

SHFY19- Not Ranked

Tax Parcel: 05710221

Census Tract:

Property Zone: Council District 2

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

The contractor is responsible for:

Obtaining for all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until approval of permanent facilities.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

All interior belongings to be covered with 4 mil poly during work hours. Use containment walls between rooms to suppress dust/dirt travel. Clean-up daily.

All floor coverings to be covered with poly during the work day, no floors will be walked on without coverings applied first.

Interior horizontal surfaces will be cleaned before leaving the project.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Power Wash & Paint

1. Vinyl Siding & trim. Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to the wood grain.
2. Refasten all loose vinyl siding.
3. Prep and paint all exterior white wood. Replace any decayed wood. Prep and paint rear-deck, handrails, posts and guardrails white.
4. Prep and paint foundation block.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Replace where Missing or Damaged

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all fascia and wood trim (replace trim/fascia and rake/rafter tails where neccessary) with PVC coated aluminum coil stock.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Tear Off & Reroof Shingles

Remove and dispose of existing roofing, inspect and repair roof deck (include 192 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Seamless Aluminum Gutter & Downspouts - Install

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Combination CO / Smoke Detector Hard Wired

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Work Specification

Smoke Detector Hard Wired

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Electric Service 200 AMP

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Water Heater 40 Gallon Electric

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Ceiling Replace - Utility Room

Remove as much existing ceiling covering as needed, replace any deteriorated framing/joists, band or plates. Replace and trim/waines coating as necessary. Replace insulation. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth and paint two (2) coats of ceiling white.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Resilient Flooring Kitchen / Dinning Room

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Work Specification

Demo and Rebuild Bathroom - Complete

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:

- *floor, wall, and ceiling insulation at locations required by the Construction Specifications
- *ceiling mounted fan vented through the roof
- *switched light fixture over the vanity
- *GFCI outlet per Code
- *4 piece fiberglass shower and surround with 4" curb
- *drywall and finish walls and ceiling
- *resilient flooring over 1/4" underlayment
- *prehung six panel door and hardware
- *baseboard and shoe mold at standard locations
- *16.5" commode
- *Pedistal sink with faucet , plumbing and new valves
- *3 piece bath hardware set (towel bar, paper holder, and towel ring)
- * 3 handycap bars
- *mirror/medicine cabinet over vanity
- *walls and ceiling painted semi-gloss per Construction Specifications.

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Prep & Paint Room Semi Gloss - Kitchen / Dinning

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Gas Pack

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home. Mecklenburg County Permits required.

Remove existing furnace to registered landfill.

Disturbed lawn area around furnace to be re-groomed and seeded if required.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Lead Based Paint Scope
& INSTRUCTIONS TO BIDDERS

Address

430 East Todd Lane

12/18/2018

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per	COST
1	Interior- Floors	Stabilize; interim control measures such as a general cleaning by wet wiping & HEPA vacuuming should be performed.			
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4					
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TOTAL

Contractors may submit an occupant protection plan on the form provided.

- 1 Contact El Group Inc.to conduct inspections prior to repainting or other putback and Complete all interior work in a unit in a single day.
- 2 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement
- 4 includes frame and trim on both sides.
In lieu of complete removal, window frames may be enclosed with vinyl on
- 5 exterior in accordance with all project manual requirements
- 6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

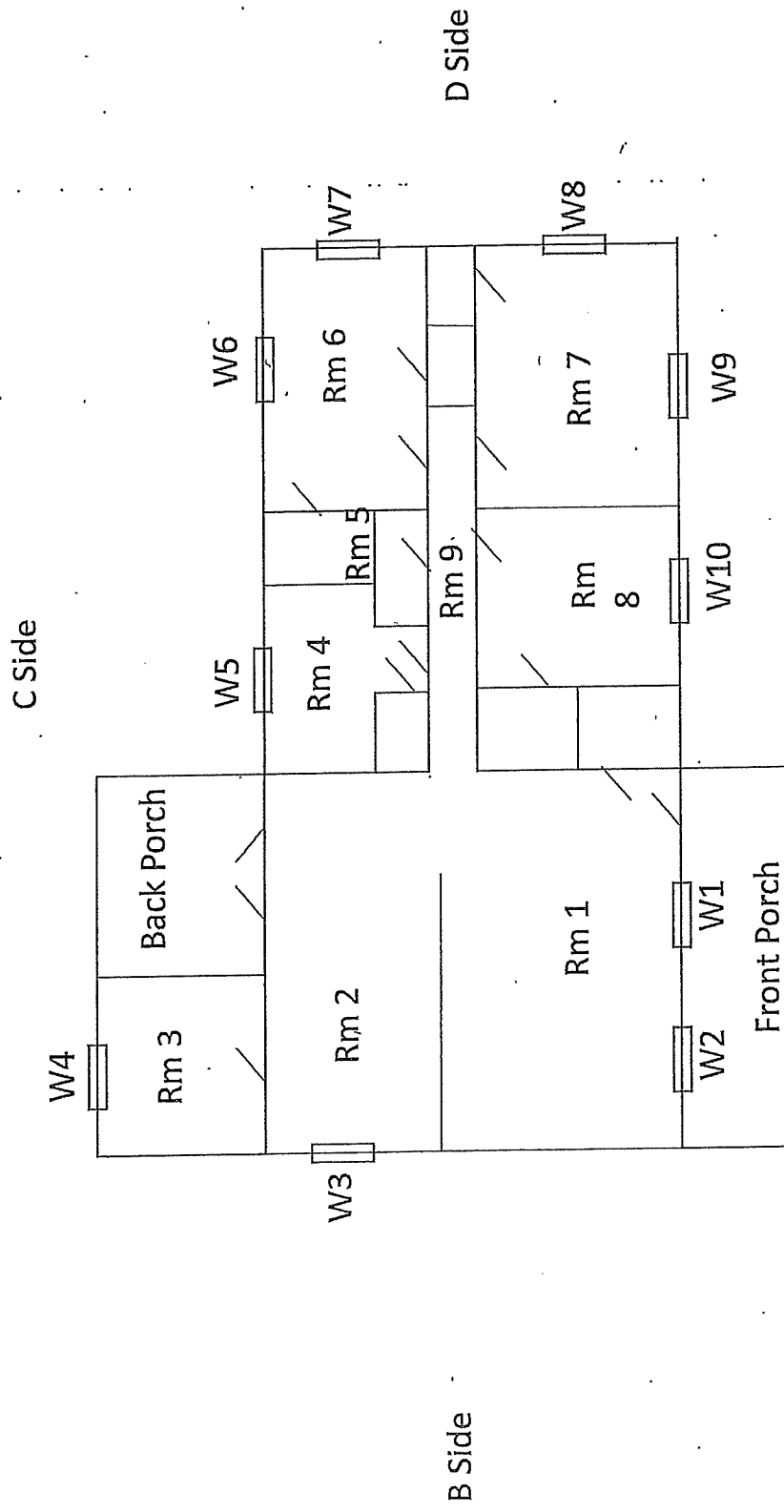
Contractor Submitting Bid:

Address:

Start date :

Completion date :

Phone:



430 East Todd Lane
Charlotte, NC